Karen Johnson Davidson County
Batch# 972676 DEEDQC
02/21/2023 11:11:04 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230221-0012125

QUIT CLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $0.00. Dennis E Corrieri Affiant *Subscribed and sworn before me this 8th day of February, 2023.* Meredith Silva Notary Public My commission expires: 11/06/2024 (Affix Seal)

MEREDITH SILVA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Silva Law, LLC. Meredith Silva, Attorney, 901 Woodland St., Ste. 104, Nashville, Tennessee 37206

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dennis E. Corrieri and Delia Corrieri, Trustees of the Dennis and Delia Corrieri Living Trust, dated February 8, 2023. 715 Summerly Drive Nashville, TN 37209	Same	104-15-0-217.00

THIS CONVEYANCE is made and entered into on this 8th day of February, 2023, between **DENNIS E. CORRIERI and wife, DELIA T. CORRIERI,** (collectively and hereinafter "Grantor") and **DENNIS E. CORRIERI AND DELIA CORRIERI, TRUSTEES OF THE DENNIS AND DELIA CORRIERI LIVING TRUST, DATED FEBRUARY 8, 2023,** (hereinafter "Grantee").

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's beneficiaries and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

BEING Lot No. 16 on the Plan of H.P. Jacobs Subdivision of the W. W. Manly Tract, called Hillsboro Place, as of record in Book 547, page 27, register's Office for said County, as follows:

Said Lot No. 16 fronts 60 feet on the southerly side of West Ashwood Avenue, formerly Hillsboro Place, and runs back between parallel lines 125 feet to a dead line. Being the same property conveyed to J.P. Corrieri and wife, Dorothy M. Corrieri, by Warranty Deed from Nicholas Fachilla and wife, Louise A. Fachilla, on August 7, 1964, and filed

of record on August 11, 1964, at Book 3800, page 104, Register's Office for Davidson County, Tennessee.

J.P. Corrieri and wife, Dorothy M. Corrieri are now deceased. Dorothy M. Corrieri predeceased J.P. Corrieri. J.P. Corrieri devised this realty to his only three children, Paula G. Tucker, Dena Boulie, and Dennis Corrieri, as part of his Residuary Estate by Last Will and Testament of record at Will Book 219, page 666, at the Probate Court of Davidson County, Tennessee.

BEING the same property conveyed to Dennis E. Corrieri and wife, Delia T. Corrieri, by Quitclaim Deed from Paula G. Tucker, Dena Boulie, and Dennis Corrieri, in Instrument No. 20020305-0027525, Register's Office for Davidson County, dated February 22, 2002 and recorded on March 5, 2002.

This conveyance is subject to any and all existing covenants, restrictions, and easements of record.

This is improved property known as 2121 Ashwood Avenue, Nashville, Tennessee 37211.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

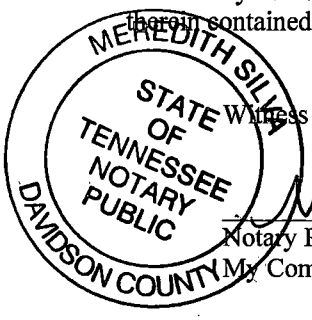
IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written.

Dennis E. Corrieri
DENNIS E. CORRIERI

Delia Corrieri
DELIA T. CORRIERI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **DENNIS E. CORRIERI,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

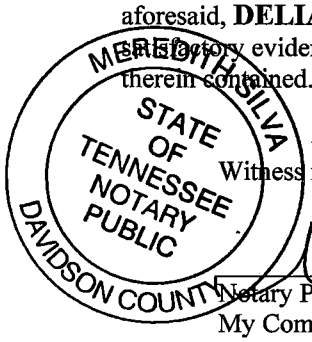


Witness my hand and seal, at office in Davidson County, Tennessee, this 8th day of February, 2023.

Notary Public
My Commission Expires: November 6, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON_____)

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **DELIA T. CORRIERI,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.



Witness my hand and seal, at office in Davisson County, Tennessee, this 8th day of February, 2023.

Notary Public
My Commission Expires: __November 6, 2024_____